

I Want to Determine the Zoning of my Property and How I Can Use it

Where to start:

- Identify the Property Address

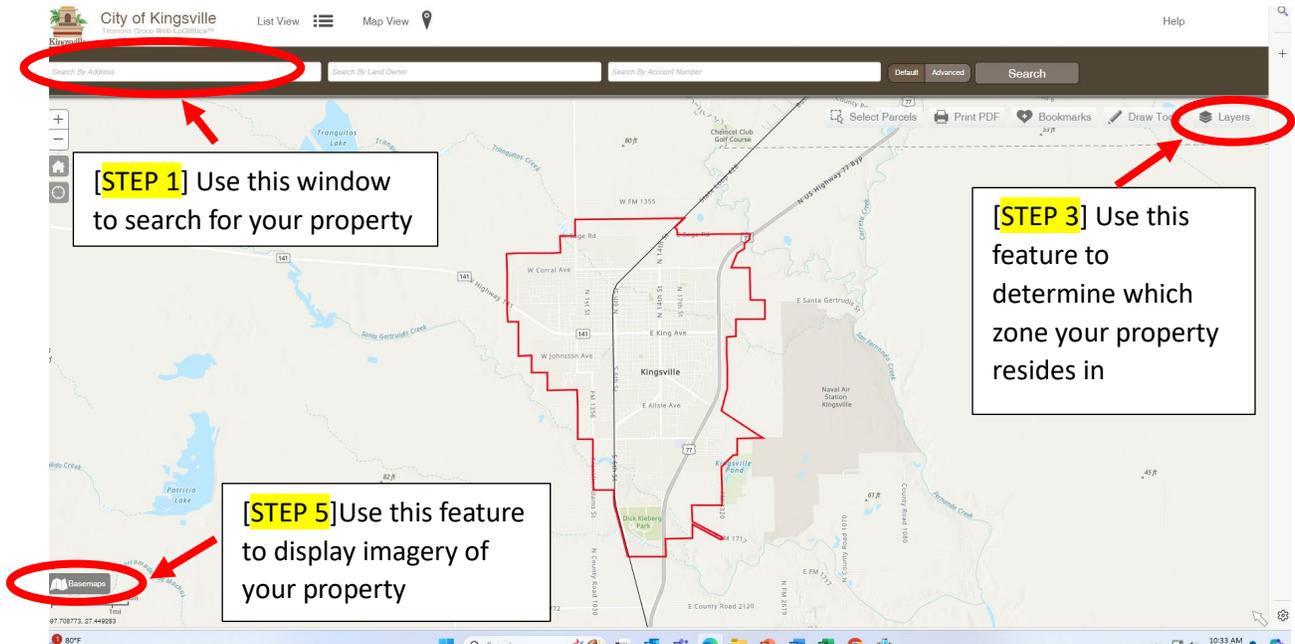
- Use the City of Kingsville website to determine current zoning (<https://experience.arcgis.com/experience/4914935235bc4986b2f24ea74d819fbe/page/Map>)
 - [STEP 1] Enter the property address in the “Search by Address” window in the upper left (see Diagram 1)
 - [STEP 2] Select “Map it” (see Diagram 2)
 - [STEP 3] Select “Layers” in the upper right (see Diagram 1)
 - [STEP 4] Select the displayed options to determine the current zoning (see Diagram 3)
 - [STEP 5] Use “Basemaps” (in the lower left) to display imagery (if desired) (see Diagram 1)

- Once the property zoning has been determined, use the Land Use Chart to determine how many structures can be built on the property, what setbacks are required, how you can use it, etc.
https://library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHXVLAUS_ART6ZO_USREDI_S15-6-15ZODIES
and
https://library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHXVLAUS_ART6ZO_APXALAUSSCA

- For example, if your property is zoned “R1 Single-Family District 1,” you are permitted to have 1 (one) dwelling, consisting of one family detached structure on that parcel of land. (see Diagram 4). What does this mean? It means if you have 2 structures on your property and have more than 1 family residing in both structures, ***you are in violation of the zoning ordinance***; if you are renting out that 2nd dwelling, ***you are in violation of the zoning ordinance***. What do you do now?
 - **IF** you have the property size available, you may be able to replat the property into 2 new parcels of land (this will require a new survey, replat fee, approval from the City of Kingsville Planning & Zoning Commission and approval from the City of Kingsville Commission)
 - **IF** you do **NOT** have the property size available, ***you must immediately cease and desist*** of using this 2nd dwelling
 - Spot zoning to accommodate existing illegal structures ***will not be permitted***

- Call the City of Kingsville Planning Department at (361) 595-8055 if you have additional questions

City of Kingsville GIS

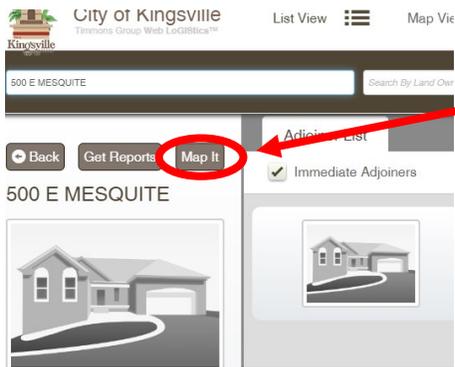


[STEP 1] Use this window to search for your property

[STEP 3] Use this feature to determine which zone your property resides in

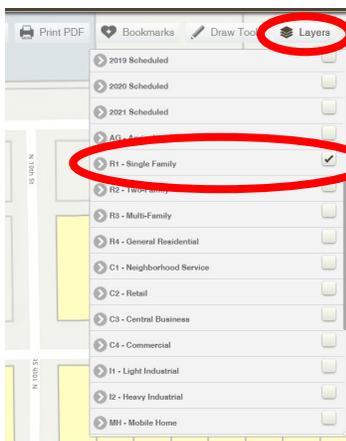
[STEP 5] Use this feature to display imagery of your property

Diagram 1



[STEP 2] Use this feature to map your property and determine zoning

Diagram 2



[STEP 4] Use this “drop down” feature to determine the zoning of your property; in this case, the “R1 – Single Family” zone was selected and will display all properties within the City of Kingsville that are zoned “R1 – Single Family” using a specific color

Diagram 3

City of Kingsville Land Use Chart

[Kingsville, Texas - Code of Ordinances](#) /
 [Chapter XV - LAND USAGE](#) /
 [ARTICLE 6 - ZONING](#) /
 [APPENDIX A - LAND USE CATEGORIES](#)

SHOW CHANGES MORE

ION: JUL 18, 2024 (CURRENT)

ARTICLE 6. - ZONING

- GENERAL PROVISIONS
- USE REGULATIONS AND DISTRICTS
- AIR INSTALLATION ZONING REGULATIONS
- WIRELESS TELECOMMUNICATIONS FACILITIES
- PLANNED UNIT DEVELOPMENTS (PUD)
- U.S. 77 BY-PASS REGULATIONS
- AREA REGULATIONS
- PARKING
- SIGN REGULATIONS
- PERMITS
- ADMINISTRATIVE AND PROCEEDINGS

S = Special use permit required
 X = Special review required
 = Not permitted (absence of any symbol)

[Land Use Chart on the following pages]

[EXPAND](#)

Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Dwelling, one-family det.	P	P		P	P	P	P	P	P				P
Dwelling, one-family att.		P	P	P	P		S	P					P
Dwelling, two-family				P	P		S	P					
Dwelling, multi-family				P	P		P	P	P				
Tiny Homes		P				P							
Dwelling, above business									P				

Diagram 4

In this case only a single family dwelling is permitted on a property zoned "R1."

Notice a two family dwelling is **NOT** permitted in "R1."

Determine Space Requirements (as required)

https://library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHXVLAUS_ART6ZO_APXBSPRE

APPENDIX B. - SPACE REQUIREMENTS

Sec. 1. - Space requirements for residential use.

The following chart sets out the space requirements for residential uses within the city:

RESIDENTIAL USE							
Lot Size	R1	R2	R2A	R3	R4	MH	Ag
Minimum lot area, sq.ft.	5,500	2,500	2,000 ⁴	6,000	6,000	5 acres	10 a
Minimum lot area per unit, sq.ft.	5,500	2,500	2,000	1,000	1,000	3,000	10 a
Minimum open space per unit, sq. ft.	0	0		4,001	4,001	0	0
Minimum lot width, ft. (measured at the setback line)	50	25	15	50	50	25	300
Setback: Lots							
Principal Uses:							
Front yard, ft.	20	20	20 ⁵	20	20	20	
Side yard (interior), ft.	5	5	5	5	5	5	
Side yard (on street), ft.	10	10	5	10	10	10	10
Rear yard, ft.	10	10	5 ⁵	10	10	10	